

July 2017

R-Ranch News

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www.r-ranchca.com

President's Report

If you always wanted to be in the movies, now's your chance. Film crews will be out and about starting August 19th through Labor Day weekend completing footage of ATV action, river floating, gymkhanas, swimming--anything and everything that shows Partners enjoying the R-Ranch. All you have to do is sign a waiver and join in the fun. This is all part of our digital plan to promote the ranch on the upcoming revised website and through a planned video to be used at the Quartz Site RV Show in January 2018. Contact the GM or Headquarters for more information. This film project is part of the plan to continue to promote and move the ranch forward in today's digital world.

So far, this board has made steady forward progress in improvements with the addition of new security gates at Cottonwood, Headquarters, and Klamath. Currently, a new key coded security door is being installed at the Klamath Lodge. Additional security doors will be included in the upcoming budget. New security fencing has been installed for trailer storage at Cottonwood. Planning for security fencing at Klamath is still in the initial phase because it will be a more complicated and expensive project than the fencing for Cottonwood.



At the moment we are investigating ways to prevent people from tailgating owners through the security gates. Solutions include changing the timing, setting up different times and starting spots for different length vehicles, fining owners who choose to tailgate in rather than use their card, photographing license plates, etc. Your suggestions would be appreciated as well as your cooperation in always using your card or clicker to access the property. Remember, this is your ranch and you need to help protect it.

Please continue to enjoy your summer and your time on the on the R-Ranch.

Pat Chase
R-Ranch Board President

Litigation Update:

BULLOCK v. R-RANCH, RON BUCHER, MARK GRENBEMER, TIMOTHY CASWELL, and JOHN CROSBY. (Siskiyou County Case Number SCCVCV 12-00132). On August 10, 2017, Judge Masunaga finalized her January 28, 2013 ruling against Bullock. The case had been delayed by Bullock's March 29, 2013 appeal, which was dismissed by the Third Appellate District on November 28, 2016. The case was further delayed by Jim Goguen' Chapter 13 bankruptcy case, which was dismissed by the Oregon Bankruptcy Court in August 2017.

R- BOARD OF DIRECTORS

PRESIDENT: PAT CHASE

PRESIDENT@R-RANCHCA.COM

1ST VP: DAVE CARPENTER

VP@R-RANCHCA.COM

SECRETARY: RICK WEVER

SECRETARY@R-RANCHCA.COM

2ND VP: ROD CARSON

VP2@R-RANCHCA.COM

TREASURER: BARRY SWANBURG

TREASURER@R-RANCHCA.COM

3RD VP: WES HUSTED

VP3@R-RANCHCA.COM

NEXT BOD MEETING: October 14, 2017 @ Cottonwood @ 10am

GM Report

What crazy weather we have had this year! We went from 24 inches of snow in just a few days in January, to a week of 105-111 degrees in July!

We had a very successful 4th of July this year. Something I did notice, was with the 4th being on a Tuesday, many of our owners had to pack up on Monday night or Tuesday morning to return to work on Wednesday. Looking into next year the 4th of July will be on a Wednesday; we will be planning for our programming and events to be held on the 4th of July and the days following – for example, the Owner's Appreciation BBQ will be held on July 7, 2018.

As far as Projects in Progress, we will be completing the skin paving at Cottonwood and Headquarters and rubber crack the sealing at the Klamath and Cottonwood parking lot. We have the supplies needed to fix up the Line Shack bathrooms, we need to get up there and get it done!

The trap house at the gun range is starting to cave in, so we will need to get that repaired and fixed up.

All and all, I think there have been many accomplishments this year. We installed new gates, new pool heaters and pumps, we bought a new potty truck and all new toilets, paving, and many behind the scenes repairs and projects were completed.

Taking a look into next year, we are planning to purchase some new pool furniture, new patio furniture for Klamath lodge, and carpet\ linoleum for the Cottonwood lodge.

We are going to be at Quartzsite, Arizona for the big RV show in January 2018. I know many of our owners are down there for the winter. Anyone interested in manning our booth can contact me at Headquarters at (530) 475-3495. Thank you to the Board members that have already committed to traveling down to Arizona.

Don't forget the Luau and Gymkhana on September 2nd, and the Oktoberfest on Oct, 7th. Looking forward to seeing you all there!

Dave Baudek-

General Manager



Headquarters' staff always enjoys the busy summer season. Meeting new owners and guests, or seeing owners come back year after year is what makes the season enjoyable.

The Owner's Appreciation BBQ honored the memory of long time owner Bob Baumgartner. We want to thank his family for sharing pictures and stories of Uncle Bob.

We would like to remind you that if your assessments are past due, your new gate card will not work. You must come to Headquarters to pay assessments and have the card re-activated. We understand that while this may be an inconvenience, it is for your safety and piece of mind that the new gates were installed.

Please remember to include your share number on any correspondence or payments sent to Headquarters.

Enjoy the rest of the summer!

Dave, Chevell, Abby, & Mikela

Headquarters



FAMILY REUNIONS!!!

The Klamath campground crew has really enjoyed all the family reunions that have included the R-Ranch in their festivities this year!! We enjoy seeing owner and their guests appreciating the camping and, of course, the Klamath River during their stays.

Bob, Marvin, Chris & Tyler

Klamath



Bunkhouse

While we still have a lot of season ahead of us, with hunting and fishing season to come; the Bunkhouse has seen it's fair share of guests and owners staying this summer. We look forward to a few more months of owners and guests staying with us.

Jimmy & Tamara

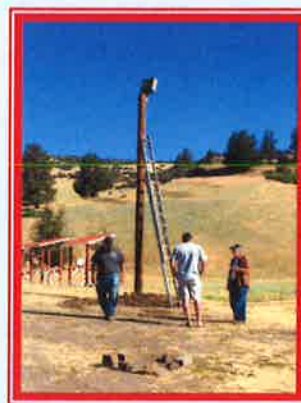


Gun Range

The Sportsman Club has been very active thanks to Roy Meyer. We have installed poles and lights for our sporting five stand, new steel targets made by Ross Wicks and sons for the upper rifle range, our Saturday night dinners are giving everyone a chance to get together and have some fun night competition shooting.

We look forward to a busy fun summer!

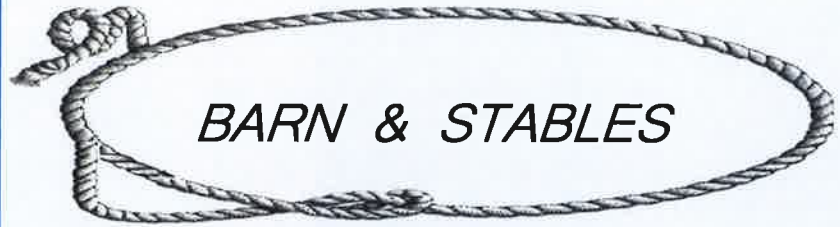
Andy



Stables News

July 4th is always a fun and exciting weekend for the Stables Crew. While it is busy with the 2nd gymkhana and the parade, it also marks the half way point of our summer season. There is still plenty of fun left! Please join us for the last of the gymkhana series, September 2nd and the awards immediately following, the horse camp, the overnight ride and the fun day still to come.

Jay, Kaelani, Makala, Denise, Jasmine, Elizabeth, and Bridget



BARN & STABLES

Overnight Rides:

Ride leaves @ 4pm and returns the next day around 11am. The Ranch will provide dinner and breakfast.

Aug 25th and 26th

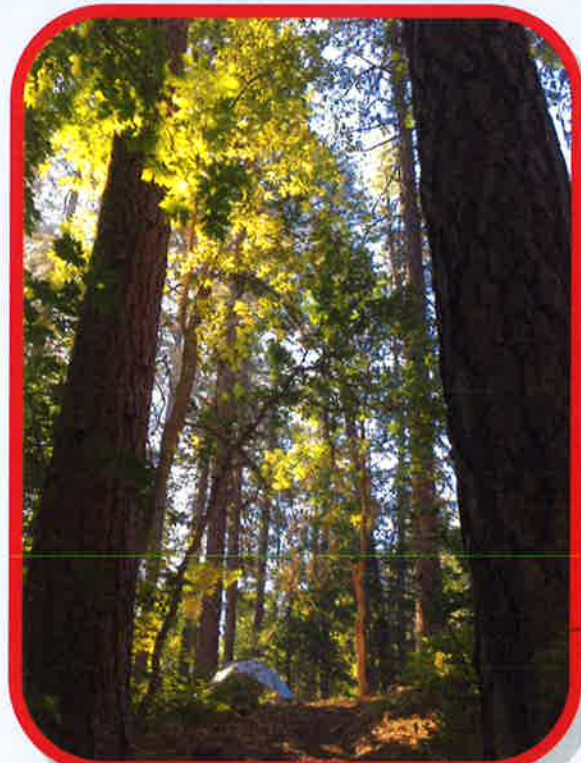
\$25.00 Owners Adults

\$45.00 Guest Adults

\$15.00 Owner Kids 9-12 years

\$35.00 Guest Kids 9-12

Please RSVP one week before @ Headquarters this is a nonrefundable ride.





Final Gymkhana

Owners: \$5.00 per event

Guest : \$5.00 per event + Guest Fee

September 2nd - Sign ups from 8am, fun start 9am (barn is closed for all other rides)

To qualify for year-end awards:

Owners or Guests must fill out the nomination application and pay \$5 fee in order to qualify for year ends awards at the beginning of the season.

Must ride in 3 gymkhanas in all the events.

September 2nd - Year end Awards after the Gymkhana.



Cottonwood

As always 4th of July is celebrated in a big way at the R-Ranch! We had a fun filled afternoon of pie eating contests, water balloon tosses, tug-of-war competitions, three legged races, and many more laughs. Thank you for helping us celebrate our nation's birthday.

*Carl, Dee, Mikey, William, James,
Savanah*



Happy 4th of July!

4th of July On the Ranch



R-RANCH 3RD Quarterly Meeting

Minutes

July 1, 2017

Call to order

Pat Chase called to order the meeting of the R-Ranch 3rd Quarterly Meeting at 9:14 a.m. on July 1, 2017 at the R-Ranch Klamath Lodge, Hornbrook, CA 96044.

Pledge of Allegiance: led by Dave Weiler

Roll call

The following persons were present: Pat Chase, Rod Carson, Barrie Swanberg, Dave Baudek, Dave Weiler, Dave Carpenter.

Members not in attendance: Rick Wever and John Crosby

Barrie made a motion to approve the July 1, 2017 R-Ranch POA Agenda, 2nd by Rod – Motion carried.

Barrie Swanberg made a motion to accept minutes of the April 22, 2017 with corrections, 2nd by Dave Weiler – Motion carried.

Pat Chase introduced the Ballot Box, and what will commence regarding elections later during the meeting.

Pat Chase requested nominations from the floor, none were received.

President's Report: Pat Chase discussed the progress of the R-Ranch, along with the well-maintained grounds.

Financial Report: Barrie Swanberg presented the financial report:

Assets: \$369,883.60

Operational – \$212,553.49

TC-2386-trailer storage – \$807.98

1048-TC5220 sales/vending/16-17-18 \$156,522.13

Reserve Accounts: \$358,580.02

Rod made a motion to approve the financial report, 2nd by Dave Carpenter – Motion carried.

General Manager Report: (GM), Dave Baudek discussed changes that have been made to the grounds at both locations, new fences that have been put up, general maintenance costs, undertaking for the trailer area and what can be done to clean up/relocate the area. Public comments, questions, and/or concerns to stored trailer area. Public offered: building a fence, planting trees, relocating trailers, fees for trailer storage be allocated to a fund to cover the cost of dealing with this issue, and/or charging for trailer pulls. The restrooms at different locations will be renovated, the building near the pool will be upgraded to a rental. Dave Baudek publicly gave recognition to John Crosby for his service as treasurer.

Old Business:

Entry gate/Klamath Door update: Dave Carpenter informed the board, along with the members, of the changes that have been made to the entry gate/Klamath Lodge door, as well as discussion of the recently installed security cameras – comments of gratitude from the public/members.

Toilet replacement update: presented by Dave Weiler. Over 40 new toilets have been installed throughout the grounds.

Litigation update by Pat Chase: this is still in process. The case has been delayed three (3) times, and due to bankruptcy of certain individuals, continues to prolong the development of this lawsuit. Previous lawsuits have been resolved in a favorable outcome for the R-Ranch.

Storage fencing update: Dave Baudek discussed this during his GM Report – X.

Marketing update: Dave Carpenter informed the board as well as the public/members of the need for an updated website. Public/member suggested utilizing the experience of a member with this particular skill set – public/owner will make recommendation to board.

Motel style room update: Barrie Swanberg has suggested offering a ‘pay-by-night’ set-up in the bunkhouse. This will continue to be discussed as a possibility for the future.

Billboard advertising update: Pat Chase explained how the billboard was taken down due to the ADA Lawsuit; given that this suit has been resolved, the billboard will be replaced.

New Business:

Authorize John Crosby as a trustee: Pat Chase recognized John Crosby as being a viable asset to the board of trustees. Dave Weiler made a motion to authorize John Crosby to become a board trustee, 2nd by Rod Carson – Motion carried.

Acknowledgment of Bev Morgan's contribution: Pat Chase recognized Bev Morgan as an intricate part of the R-Ranch, with her contributions to the association. Bev Morgan has been an owner since 1972.

Methods of memorializing Ranch's history and contributors: Pat Chase requests some form of paying tribute to owner's that have been part of the association for an extended period of time. Suggestions such as: pictures, recording/interview on DVD, recognition on website, looking into the files and organizing the information in a 'memoir format'. Suggestion made by an owner to format a committee for creating a living memorial to the history of the R-Ranch.

Introduce facilitator for owner's meeting: Dave Baudek explains the format of the owner's association meeting, along with requesting a facilitator for the meeting. Dave Baudek invited Marty to be the facilitator – she accepted.

Announcer owner's meeting 11:00 a.m. to 1:00 p.m.: Pat Chase called a recess for a ten (10) minute break.

Resume board meeting: Called to order at: 10:55 a.m. by Pat Chase

Ring of the Bell: Led by Dave Baudek, bell rang by Ms. Marty. Owner's recognized: John Baumgardner, Ed Lemos, Justin Robinson, Nick Falkenhagen, Robert Shanahan, Brian Stafford, Connie Sandovahl, Kathleen Gallant, Russel Braasch, Thelma Lenz, Roberta Lawhorn, Joaquin Saloma, Frances West, Lynn Myers, and Richard Whetstone.

Election Results: David Carpenter with 212 votes, Wesley Husted with 232 votes, and (Peter) Barrie Swanberg with 221 votes. All three (3) have been elected/reappointed to the board. All three (3) newly elected/returning board members' term is until 2019.

Write-in Candidates: Jim Pfingsten – 1 vote, Cedric McLean – 1 vote, Steve Hamon – 2 votes, Roy Mayer – 1 vote, Beverly Morgan – 1 vote, Teresa Newton – 1 vote, and Jesse Fowler – 1 vote.

5 Minute Recess to for board to determine officers: Pat Chase recognized new/recurring board members.

Meeting resumed – 12:00 p.m., announcement of New Board Officers:

President – Pat Chase

Vice-president – Dave Weiler

Secretary – Rick Wever

Treasurer – Barrie Swanberg

2nd Vice-president – Dave Carpenter

3rd Vice-president – Rod Carson

4th Vice-president – Wes Husted

Set next quarterly meeting date: Rod Carson – Saturday, October 14th, 2017 at 10:00 a.m.

Public comments:

David Morris, 387 – concerned with dogs not being on leashes, individuals occupying a space for an entire week (s), when actually only utilizing the spot for the weekend, and moving the guest check-in building.

Sherri , 385 – charges and/or reservation information for new members in the January schedule.

Marty Lange, 237 – Thanked the board, as well as the staff for their continued service and dedication to the R-Ranch.

John Haines, 1973 – questions regarding weekend use.

Roy Mayer, 1931 – having internet at the gun club, paid for through the R-Ranch. Would like to be reimbursed \$400 for the cost of the internet that has been paid by the gun-master and Roy Mayer, as treasurer of the Sportsman's Club, in order to use that money for the Women's pistol range.

Motion to adjourn: Barrie Swanberg made a motion to adjourn the meeting at 12:26 p.m., 2nd by Dave Weiler – Motion carried.

Submitted: Lynleigh Styles

Accepted: Rick Wever

WE NEED OWNER INPUT!

Campground Closure

The General Manager and Board of Directors are looking at plans to close Cottonwood Campground and lodge for the months of January and February 2018. Some of the reasons for this closure would be reducing electrical and heating costs during the winter. The closure would also reduce the damage to the campground roads and campsites that is severe during these months. Cottonwood Lodge is due for new floors in several sections and this work would be performed during this period. In checking campsite records for 2017 it was found that only 4 owners occupied the campground in January and 5 owners during February. The general consensus of the Board of Directors is that very few owners would be inconvenienced by this closure however the Board wants to hear your opinion before scheduling this closure.

The Bunkhouse, Cook Shack, A Frame and HQ TV Room will all be open. The stables will operate as usual by appointment only for these months.

We have put a very short survey on the R-Ranch Website that you are welcome to fill out and add any comments you may have. Or you can stop by any campground office or headquarters and pick up a survey form to fill out. We ask that you identify yourself and give us your share number. The GM or one of the Board Members will call you back if you have further questions.

We Need Owner Help!

R-Ranch Promotional Video

Management is currently filming around the R-Ranch and is creating a film and photo library to use in the future. Our first project is to create a promotion video to be used at trade shows and help sell new shares of the R-Ranch. We are booked for the largest RV show in the West to be held in January 2018 at Quartzsite, Arizona. We already have five owners that will be attending the show and helping in the booth and would welcome anyone else that will in the area in during late January. Contact the GM Dave Baudek if you would like to help for a few days in the booth.

We need pictures and any videos you are willing to share of activities on the R-Ranch. These will be used in videos on our website and show promotions. No material will be shared with any other company for any other use. Please provide your consent to use this material if you email anything to us. We may ask you to sign a release form for anything had delivered.

Call Headquarters if you have any questions. Photos and videos can be submitted by email or off a SIM card. Call Chevell or Dennell at 530-475-3495 with any questions

Cottonwood Club

September 2nd

Snow cones at the Gymkhana and a 50/50 raffle.

4pm raffle off donated items at the Pool. (donation items or \$\$ needed)

7-11pm kids swim night.

September 3rd

12pm cake walk, snow cones, and face painting in the cafeteria next to the snack bar. Tickets are \$1 each or \$5 for 6.

Sportsman Club

Annual Turkey Shot

Kids—BB Gun contest

Archery Contest

Shoot to Win for a Turkey/Spiral Ham

**Date and Times to be announced!!
Look for flyers around the R-Ranch
and on our Facebook Page!!!**

BARR Club



BAY AREA

R-RANCH CLUB

BARR Club meeting:
Pot-Luck

September 3rd 2017

5pm to 8pm

At the Klamath Lodge

New members and
Guests welcome!

October 7th 2017

BARR Club Sponsoring

Oktoberfest

At the Klamath lodge

5pm

Brats with all the fixins.

R-Ranch

P.O. Box 71
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Fax: (530) 475-0902
E-mail: gm@r-ranchca.com

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Please keep us informed! Update us with changes in address and phone number. Please call HQ to update 530-475-3495 or Email hq@r-ranchca.com



Please be aware that starting now and going forward, all guest passes and owners IDs will be checked.

If you call or email in a request for a trailer pull, and your trailer storage is not paid, your trailer WILL NOT be pulled.

Please call 72 hours in advanced for all trailer-pulls and 24 hours in advance for bunkhouse reservations.

Have a fabulous day!

Cottonwood Creek Pizza

Ron & Betty Miller
www.ccpizza.biz

14734 Hornbrook Rd.
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Hornbrook

Merley

Capo' Rd

Next to the First & Last Chance Saloon!